

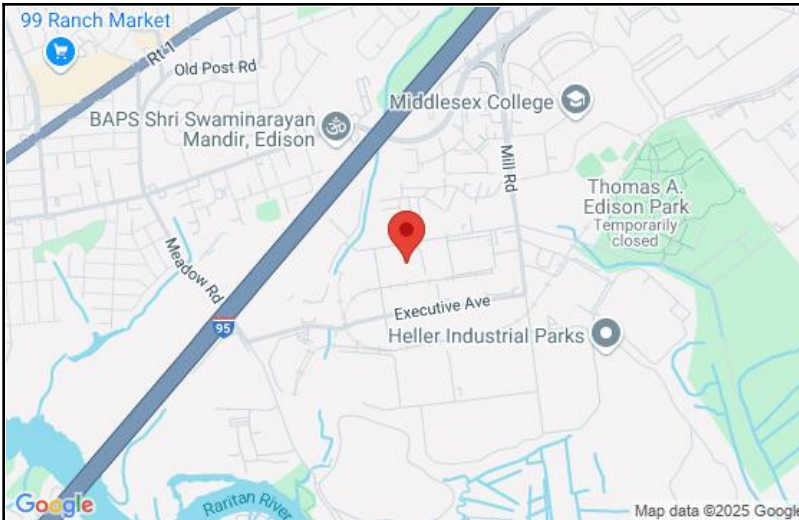


Building Specifications

Available for Lease:

69,228 SF to 166,425 SF

41 Distribution Boulevard, Edison NJ



Frederick Kurtz
732-287-4880

Total Lease Area: 166,425 SF *

*** Divisible To: 69,228 SF**

Occupancy: Immediate Occupancy

Warehouse Area: 153,758 SF

Office Area: 12,667 SF

Clear Height: 22'

Column Spacing: 35'0" x 40'0"

Loading Doors:

(15) 8'0" x 10'0"

(5) 8'0" x 9'0"

(3) 8'6" x 10'0"

(2) 9'0" x 10'0"

Drive-In Doors:

(2) 12'0" x 14'0"

Rail Doors:

(7) 10'0" x 10'0"

Lighting: LED

Electrical: 1600 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: ESFR

ESTIMATED EXPENSES

R.E. Taxes: \$1.34 PSF

Insurance: \$0.32 PSF

CAM: \$0.15 PSF

TOTAL ESTIMATED EXPENSES: \$1.81 PSF

Special Features

- Rail Available

02/13/2025

Properties shown by appointment only.

The information contained herein has not been verified, and no guarantee, warranty or representation is implied. Any projections, opinions, assumptions, or estimates shown are for example only and do not represent the current or future performance of the property herein.

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